***THE HON'BLE SRI JUSTICE L.NARASIMHA REDDY***

**WRIT PETITION No.14163 of 2007**

**Dated 05th July 2007**

Between:

Pisini Sathi Babu and others

... Petitioners

and

The Sub-Registrar,
Gopalapatnam, Visakhapatnam District

... Respondent

***THE HON'BLE SRI JUSTICE L.NARASIMHA REDDY***

**WRIT PETITION No. 14163 OF 2007**

**O R D E R:**

Petitioners state that they are the absolute owners and possessors of land, admeasuring 300 & 297 sq.yards (Plot Nos.55 & 56) in Sy.No.62 of Adivivaram Villae, Chinagadili Mandal, Visakhapatnam District. It is stated that they intended to sell the said land and approached the respondent, along with the intending purchaser, for registration of the same in his favour. The grievance of the petitioners is that the respondent is neither receiving the document, nor admitting it for registration, without specifying any reason. This writ petition is filed seeking appropriate directions to the respondent, in this regard.

Heard the learned counsel for the petitioners and the learned Government Pleader for Revenue.

While the Stamp Act stipulates the amount of stamp duty payable on a document, the Registration Act prescribes the procedure to be followed, while admitting a document into registration. The Registering Authority is not expected to adjudicate upon the title, in relation to the property covered by the document. Recently, the Registration Act has been amended by including Section 22-A. The circumstances, under which the Registering Authority can refuse registration, are mentioned in Clauses (a) to (e) of sub-section (1). Unless and until the property of the petitioners covered by the document falls into any of those categories, the respondent cannot refuse registration. In case, he finds that the document cannot be registered, for any reasons, he is under obligation to communicate the same to the petitioners within a reasonable time.

Hence, the writ petition is disposed of, directing the respondent to receive and process the document presented by the petitioners, in accordance with the provisions of the Stamp Act and the Registration Act, as amended through Act 19 of 2007, and take necessary steps within a period of one week from the date of receipt of the document. In case the document cannot be registered, he shall communicate the reasons in writing, within that period.

There shall be no order as to costs.

**L. NARASIMHA REDDY, J**

**Dt.05-07-2007**

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